

## MINUTES

### NEWINGTON TOWN PLAN AND ZONING COMMISSION

#### Special Meeting

February 24, 2010  
Newington Town Hall

- I. **Present:** Commissioners Pane, Camerota, Anest, Schatz, Hall and alternates Aieta, Carragher and Lenares.

Vice-Chairman Pane seated Mr. Carragher for Mr. Pruett. Also present, Staff, Town Planner Ed Meehan.

- II. The purpose of the Special Meeting was to review the draft revisions to the 2020 Plan of Conservation and Development (POCD) "Third Draft" dated February 10, 2010.

The following revisions were made:

Page 1 Trends and Opportunities, bullet # 3 change to read: Newington has been identified as a strategic location that may benefit from long range plans for bus and rail transit options.

Page 1 Bullet # 4 Change to read: With ninety-two (92%) percent of the land developed emphasis will be on protecting existing open space and creating additional protected open space.

Page 1 Add new bullet to read: Newington's residential neighborhoods should be protected from blight such as junk cars, illegal commercial uses and other negative nuisances which detract from quality of residential living.

Page 2 Vision Statement paragraph #1 change Finding to Identifying.

Page 2 Paragraph # 3 insert compact size and add to end of last sentence boundaries should not be expanded into adjacent residential areas.

Page 2 Paragraph # 4 revised to read: changes in zoning will be

Page 4 Paragraph # 2 Plan (correction)

Page 4 Last paragraph revised to read: statutory requirements, notice (correction)

Page 5 Paragraph # 1 second line delete together (correction)

Page 9 Housing Growth is Slowing: delete first paragraph and insert: Due to the low availability of residentially zoned land, the rate of housing growth has slowed. The housing stock is close to full capacity. Any existing residentially zoned land that now is not developed should remain as currently zoned. This plan shall discourage any change from industrial, commercial and business zoned land to residential. Vacant residential land should stay as currently zoned, not changed to higher density.

Page 10 Unemployment Rates Update to current 2010 data.

Page 11 Land Use in Newington: add subtitle to read: Remaining Vacant Undeveloped Land. Delete second paragraph and insert the following: There are only 685 acres remaining which might be considered vacant and available for development. Approximately 63%, 433 acres, has development limitations which if protected could add an additional 5% to the Town's open space inventory. The

remaining developable vacant land is approximately 252 acres, 3% of the Town's total area, approximately 126 acres is designated for residential uses and 126 acres for non-residential purposes.

- Page 15 Conservation Theme after natural resources add examples: (wetlands, watercourses, floodplains, steep slopes over 15 percent).
- Page 16 After natural resources add: examples (wetlands, watercourses, floodplains, steep slopes over 15 percent).
- Page 17 Item # 3 (g) add and use the permit tracking software to cross reference data among Town departments.
- Page 18 Item # 5 add: Emphasis should be placed on the preservation of  
  
Item # 9 rewrite: Preserve the undeveloped steep slopes along the western ridgeline of Cedar Crest Hospital property and limit site changes to the footprint of existing buildings and parking lots.  
  
Item # 11 delete
- Page 19 Item # 13 rewrite to read: Encourage the Town Council to make
- Page 21 Item # 1 delete "Determine how much of the remainder of "
- Page 24 Line # 1 correct "development"
- Page 25 Add to General Goal: The low supply of vacant useable land will require the carefull reuse of older obsolete commercial properties for grand list growth.
- Page 29 Item #2 delete
- Page 31 Item # 8 (Review and discuss on 3-10-10)
- Page 36 Item # 6 add to end of sentence: without the usage of high density housing  
(Review and discuss on 3-10-10 per appropriate transit-oriented strategies)
- Page 36 Item # 7 delete "a special mixed –use gateway district" insert currently zoned
- Page 37 Items # 11, # 13 (Review and discuss 3-10-10 per appropriate transit-oriented strategies)
- Page 38 Item # 21 correct imperious to impervious.
- Page 38 Item # 22 correct there to their  
last sentence add: storage of commercial equipment.
- Page 50 Item # 5 rewrite to read: Work with utility companies to improve telecommunications that increase computer technology for fiber optics and hi-fi service.
- Page 50 Item # 6 rewrite to read: Where appropriate and when Town emergency communications will be improved consider cell tower land leases of Town property when adjacent properties are not negatively impacted.
- Page 54 Principle # 3 Consistency and Finding (Review and discuss on 3-10-10 relative to transit-oriented strategies)

Acknowledges move to inside cover, correct Commission officers and remove former members.

Mapping modify all maps per TPZ comments prepare black and white draft maps for review and discussion on March 10,2010

III. Adjournment The Special Meeting adjourned at 6:59 p.m.

Submitted,

Edmund J. Meehan  
Town Planner